

**ASC Planning Consultants Ltd**

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Kirklees Council,  
Planning and Development Service,  
PO Box 1720,  
Huddersfield,  
HD1 9EL

7<sup>th</sup> January 2025

Dear Sir/Madam,

**Applicant/Address: Mr Steven Lo - 1, Barnsley Road, Flockton, Wakefield, WF4 4DN.**

**Proposal Description: Proposed single storey extension to front and side of existing detached garage/outbuilding, including raising of ridge (by 0.6m) and erection of two front dormers.**

This covering letter is submitted to accompany the Householder Planning Application for the above extensions (which include part conversion of garage at ground floor to create a snooker room (incidental to the enjoyment of the existing dwellinghouse)).

The application is supported by the following:

- Completed Application Form;
- Site Location Plan;
- Existing Site Plan;
- Existing Floor and Elevation Plans;
- Proposed Site, Floor and Elevation Plans.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority (LPA) to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

The statutory Development Plan for Kirklees is the Kirklees Local Plan. The Kirklees Local Plan was adopted on 27 February 2019 and comprises the strategy and policies document, allocations and designations document and associated proposals map. Supplementary Planning Documents (SPDs) are also a material consideration and provide guidance to support the implementation of development plan policies.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

The policies of the Local Plan (and Supplementary Planning Documents/Guidance) and National planning policy and guidance, where relevant, are referenced and addressed within the relevant sections of the report below.

#### Relevant Site Planning History

2012/62/91938/E - Erection of dwelling and detached garage with first floor hobby room. CONDITIONAL FULL PERMISSION 17.08.2012.

- 2012/44/93332/E - Discharge of condition 4 on previous permission 2012/91938 for erection of dwelling and detached garage with first floor hobby room. DISCHARGE OF CONDITION(S) APPROVED 24.12.2012.

2010/61/90918/E2 - Reserved matters application for erection of one dwelling with detached garage block and demolition of existing dwelling. APPROVAL OF RESERVED MATTERS 08.07.2010.

2009/60/92346/E2 - Outline application for erection of one dwelling with detached garage block, demolition of existing dwelling. SECTION 106 OUTLINE PERMISSION 13.05.2010.

2007/62/91151/E3 - CHANGE OF USE OF PIT HEAD BUILDING TO 1 NO. DWELLING. CONDITIONAL FULL PERMISSION 02.07.2007.

#### *Eastern Landownership*

2016/92322 - Re-grading, levelling and landscaping of existing spoil heap. CONDITIONAL FULL PERMISSION 03.04.2016.

- 2018/91462 - Variation of conditions 3, 4, 5 and 6 on previous permission 2016/92322 for re-grading, levelling and landscaping of existing spoil heap
- 2018/90086 - Discharge of conditions 3,4, (intrusive site investigation) 5 and 6 (Remediation Strategy) on previous application 2016/92322 for re-grading, levelling and landscaping of existing spoil heap

2011/92435 - Removal of existing spoil heap.

#### Site Location and Character

The application site comprises a detached six bedroom dwelling, with existing garage/outbuilding (including a hobby room with kitchenette within the roof space) set within a large rectangular plot. Boundaries are a mix of hedgerows, 1m high brick wall, and open to the adjacent field. The site location is illustrated by the following aerial image.



**Image 1: Site Location**

The site is located to the north of Barnsley Road, to the south of Grange Moor and west of Flockton. The surrounding land uses are residential and agricultural, and the site is located within the Green Belt.

### The Proposals

The proposals are for the extension of the existing (original) garage/outbuilding, including a single storey extension to front and side, raising of ridge (by 0.6m from 5.4m to 6.0m) and erection of two small front dormers. The proposed single-storey side and front extension has a gable roof design to match the existing garage and dwelling. External facing materials are to match the existing building.

Taking into consideration the site character and location, and proposals, the main issues for consideration which are addressed below comprise:

1. Principle of Development (in the Green Belt)
2. Design, Character and Appearance
3. Neighbour Amenity
4. Highway Safety and Parking

### Principle of Development (in the Green Belt)

Section 13 (Protecting Green Belt land) of the NPPF is relevant. In particular paragraph 154 sets out that development in the Green Belt is inappropriate unless one of the exceptions applies. With regards to the proposals, exception 'c' is most relevant stating that: "*the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*"

Policy LP57 (The extension, alteration or replacement of existing buildings) of the Kirklees Local Plan is relevant and sets out that: "*Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that: a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;...c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.*"

The 'original' building(s) comprises the dwelling and detached garage as built following planning permission 2012/62/91938/E (17.08.2012). There are no existing extensions to the original building(s).

As detailed on the submitted plans, the existing dwelling has a volume measuring 1431m<sup>3</sup> and garage/outbuilding has a volume measuring 302m<sup>3</sup>. As such the original dwelling and garage as built has a total volume measuring 1733m<sup>3</sup>.

The proposed extensions and works will result in the increase in volume of the original buildings by 232m<sup>3</sup> (garage/outbuilding will increase to total volume measuring 534m<sup>3</sup>). The proposals represent a 13.4% increase in the volume of the original building(s). This is considered to represent a proportionate addition, and as such would meet the exception within the Green Belt, and therefore comprising appropriate development in the Green Belt.

### Design, Character and Appearance

Policy LP24 of the Kirklees Local Plan is relevant and states that proposals should promote good design by ensuring that: "*(a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape; and... (c) extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers.*" Key Design Principle 1 of the House Extensions and Alterations supplementary planning document (SPD) states that extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area of the street scene. Furthermore, Key Design Principle 2 goes on to state that extensions should not dominate or be larger than the original dwellinghouse and should be in keeping with the existing building in terms of scale, materials, and detail.

The use of the outbuilding and garage would remain incidental to the enjoyment of the existing dwelling. As set out above, the proposed scale of the extensions are of a subordinate design to the original building/dwelling. The slight increase in ridge height (by 0.6m) of the roof will allow better internal use of the roof space (greater headroom) within the outbuilding,

but will remain subordinate to the detached dwelling, and would not have a significant impact on the existing character of the site and surroundings. The proposed single-storey side and front extension has a gable roof design to match the existing garage and dwelling. The proposed small dormers to the front will match the existing dormers to the rear roof slope in design, scale and appearance. External facing materials are to match the existing building (which can be conditioned).

The proposed extensions would ensure that the outbuilding remains subordinate in scale to the existing dwelling. The location of the garage/outbuilding to the east of the dwelling, and extensions, away from the street are such that there are no significant effects on the character of the site or surrounding area. Overall, it is considered that the proposed extensions will accord with the aforementioned policy and design guidance.

### Neighbour Amenity

Policy LP24 (c), sets out that proposal should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The House Extensions and Alterations SPD goes into further detail with respect of Key Design Principle 3 on privacy, Key Design Principle 4 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Design Principle 7 for outdoor space.

The size of the plot and proposed extension are such that the host property will retain a good standard of external amenity. The nearest neighbouring dwelling is located over 50m away to the south. Taking into consideration the scale of the proposed extensions and distance to the nearest neighbouring dwelling, there would be no significant harmful effects to amenity by virtue of any loss of privacy, overshadowing, loss of light, or overbearing effects.

### Highway Safety and Parking

Policy LP21 and LP22 of the Kirklees Local Plan, along with Key Design Principles 15 & 16 of the House Extensions and Alterations SPD are relevant and seek to ensure that extensions and alterations should maintain appropriate access and off-street 'in curtilage' parking, and appropriate storage arrangements for waste.

The proposed extensions and works are located such that there are no alterations to the existing access to the property from Barnsley Road. The nature of the proposals are also such that there is no increase in traffic/use or parking demand. The proposals will result in a part conversion of the garage at ground-floor (to a snooker room), resulting in the loss of one parking space within it (reduced to two spaces). Notwithstanding, given the size of the property and associated driveway, sufficient parking for in excess of three vehicles will remain 'in-curtilage'. Therefore there are no significant highway effects from the proposed extensions/

### **Summary**

For the reasons outlined above it is considered that the proposed extensions would represent a proportionate addition to the existing building(s) and would therefore comprise appropriate development within the Green Belt. The proposed design is in keeping with the existing outbuilding and dwelling, and there are no significantly harmful effects to any neighbours or in respect of highways.

The proposals are considered to constitute sustainable development which is in accordance with the Local Development Plan.

If there are any questions or if any additional information is required please do not hesitate to contact as the applicant would like to work proactively with the LPA to address any issues or concerns.

Yours faithfully,

Alex Cowling MA

Director

ASC Planning Consultants Ltd